

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

24/01799/FPH

Erection of a wooden log cabin to bottom of garden which is to the side of the house. (Development already carried out).

2 Willian Way
Baldock
Hertfordshire
SG7 6JS

Submitted Plan Nos

RPA01 RPA02 RPA03 RPA04 RPA05

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
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D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 03/00293/1HH - Insertion of two side dormer windows to facilitate loft conversion clarified by drawing 1611.P.03 dated 25.06.03.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 2 comprises an end terrace two-storey dwelling situated on the south side of Willian Way within a predominantly residential area of Baldock. The dwelling has a corner plot with a small rear garden and large side garden.

4.2 **Proposal**

4.2.1 The proposal is for the retention of a wooden log cabin located in the side garden.

4.3 **Key Issues**

4.3.1 The key material considerations are the design and impacts on neighbour amenity.

Design

4.3.3 The development was built under the assumption that the cabin would fall under permitted development, whilst the scale would meet the requirements the outbuilding is sited on land forward of the principal elevation and therefore fails on that basis.

4.3.4 The cabin is 5.3m deep, 4m wide with shallow pitched roof peaking at 2.5m in height. The cabin has softwood timber walls, a mineral felt roof and softwood silver doors and windows.

4.3.5 In my view, the development is a subordinate addition to the dwelling and of a design in keeping with its character and appearance. The proposed shed would be predominantly obscured from view by the existing hedging along the boundary. Whilst an outbuilding in this location may set a precedent for other dwellings in the area with large side gardens, the scale of the outbuilding ensures that it would be significantly screened from the street scene. In addition, I also note the presence of a front

outbuilding/enclosure at 9 Willian Way which provides some precedent for this proposal.

- 4.3.6 If the LPA were minded to refuse this application, the applicant could consider a permitted development fall back position, if the building was rotated and set back from the principal elevation. In my view, the visual impact of an outbuilding in the permitted development position would be similar to the current position. I do not consider that the current outbuilding would occasion further visual harm to the openness of the street scene than an outbuilding within a permitted development position. Therefore I do not find it reasonable to refuse planning permission on this basis.

Neighbour amenity

- 4.3.7 The outbuilding is modest in scale and set away from neighbouring dwellings. In my view, the outbuilding does not substantially detract from light and privacy levels for neighbouring occupiers. No representations have been received.

Other Matters:

- 4.3.8 Given that the cabin is sited to the front of the dwelling, it is prudent to include a condition that retains this building as ancillary to the main dwelling and not as a separate self-contained dwelling.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The proposed outbuilding hereby permitted shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwellinghouse known as 2 Willian Way unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 October 2024	